

RESIDENTIAL DEVELOPMENT PIPELINE

Residential projects in San Francisco of 60 units or more that are under construction, approved, or in the planning, design or conception stages

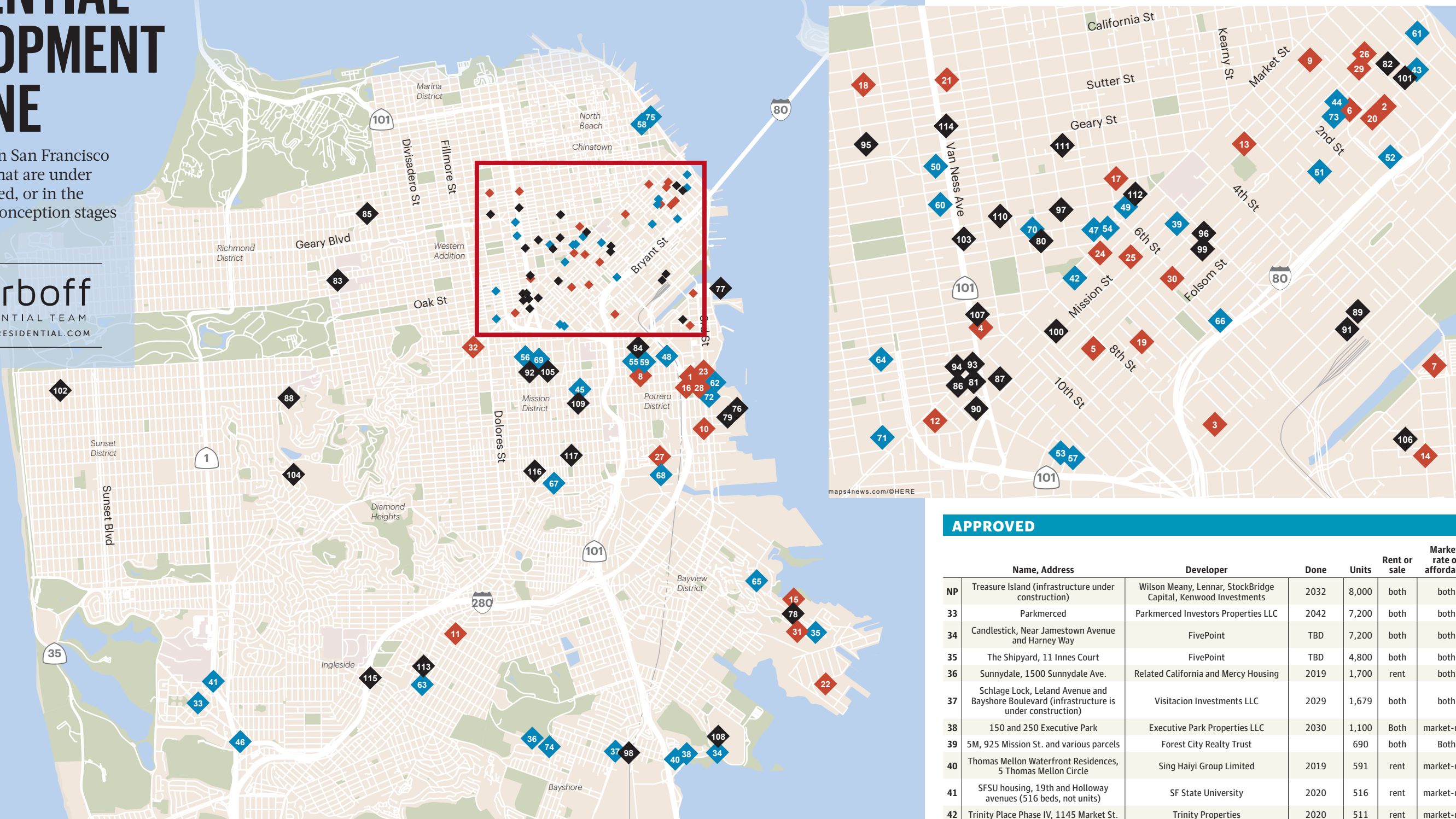
ADVERTISEMENT



KEY
 NP: Not placed; outside map area
Market-rate: A majority of units are market-rate, though almost all projects include some affordable units to comply with city regulations
Affordable: Majority of units qualify as affordable
Both: Mix of market-rate and affordable units
TBD: To be determined

SOURCES: SFBT research, S.F. planning department, developers, architects, contractors
 MAP DATA: maps4news.com/HERE
 © 2017 San Francisco Business Times. This map may not be reproduced without permission

SAN FRANCISCO BUSINESS TIMES



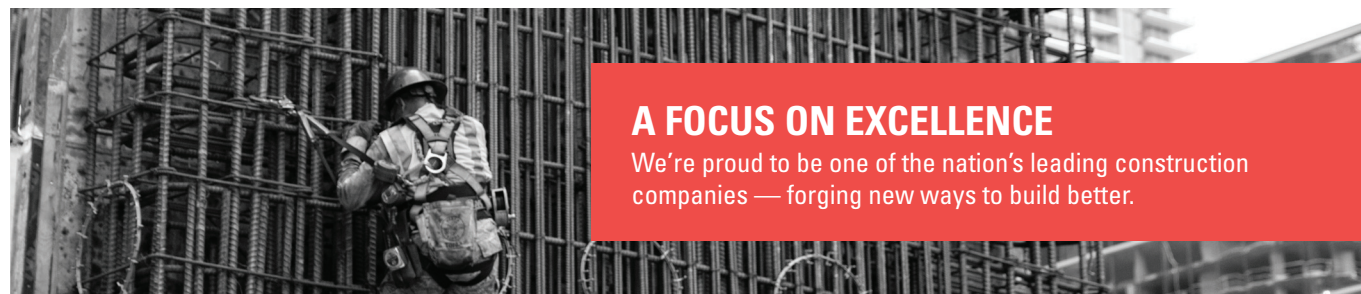
UNDER CONSTRUCTION

	Name, Address	Developer	Done	Units	Rent or sale	Market-rate or affordable
1	UCSF Minnesota Street Student and Trainee Housing, 590/600 Minnesota St.	UCSF	June 2019	594	none	rent
2	Transbay Block 8, 400 Folsom St.	Related California, Tenderloin Neighborhood Development Corp.	August 2018	548	Both	Both
3	855 Brannan St.	Equity Residential	October 2017	449	rent	Market-rate
4	150 Van Ness Ave.	NREA, Emerald Fund	April 2018	429	Rent	Market-rate
5	L Seven, 1222 Howard St.	Associated Estates Realty Corp.	2017	410	rent	market-rate
6	33 Tehama St.	Hines	2017	403	rent	market-rate
7	One Mission Bay, 1000 Channel St.	CIM Group/Strada Investment Group	2017	350	sale	market-rate
8	1601 Mariposa St.	Related California	2019	299	rent	market-rate
9	Oceanwide Center, 50 First St.	Oceanwide Holdings	2020	265	sale	market-rate
10	Abaca, 1201 Tennessee St.	AGI Avant	2017	263	rent	market-rate
11	Jewish Home of San Francisco RCFE Project, 1 Avalon St.	The Jewish Home of San Francisco	May 2019	190	rent	market-rate
12	1699 Market St.	Urban Communities	2019	160	rent	market-rate
13	706 Mission St.	Millennium Partners	June 2019	146	sale	market-rate
14	626 Mission Bay Blvd.	Tenderloin Neighborhood Development Corp.	August 2018	143	rent	affordable
15	Alice Griffith Housing Block 1	McCormack Baron Salazar	October 2017	122	rent	affordable
16	O&M, 650 Indiana St.	Build	June 2017	116	rent	market-rate
17	Eddy and Taylor Family Apartments, 186 Eddy St.	Tenderloin Neighborhood Development Corp. (TNDC)	July 2019	113	rent	affordable
18	1880 Pine St.	John Stewart Co. and Mercy Housing	May 2017	113	rent	affordable
19	99 Rausch, 1140 Folsom St.	Belrich Partners	December 2017	112	sale	market-rate
20	Transbay 9 (affordable component), 500 Folsom St.	Bridge Housing Corp. (affordable component)	August 2019	109	rent	affordable
21	The Austin, 1545 Pine St.	Pacific Eagle Holdings, a division of Great Eagle Holdings Ltd.	Late 2017	100	sale	market-rate

	Name, Address	Developer	Done	Units	Rent or sale	Market-rate or affordable
22	Hunters Point Shipyard Phase 1, Block 56-57, Hunters Point Shipyard	Lennar	September 2017	98	sale	market-rate
23	The Martin, 2051 Third St.	Raintree Partners	Summer 2017	92	rent	market-rate
24	1075 Market St.	Encore Housing Opportunity Fund	2018	90	sale	market-rate
25	1036 Mission Family Housing, 1036-1040 Mission St.	Tenderloin Neighborhood Development Corp. (TNDC)	August 2018	83	rent	affordable
26	Transbay Block X, 255 Fremont St. and 222 Beale St.	Mercy Housing California	June 2018	77	rent	affordable
27	Potrero Block X, 1101 Connecticut St.	Bridge Housing Corp.	July 2018	70	rent	affordable
28	815 Tennessee St.	DM Development	January 2018	69	sale	market-rate
29	181 Fremont St.	Jay Paul Co.	2017	67	sale	market-rate
30	Bill Sorro Community, 200 Sixth St.	Mercy Housing California	2017	67	rent	affordable
31	S.F. Shipyard, Phase I, Block 55	Lennar	January 2019	66	sale	market-rate
32	2100 Market St.	Brian Spiers Development	2019	60	Rent	market-rate

Balfour Beatty

www.balfourbeattyus.com
 2335 Broadway, Ste. 300, Oakland, CA 94612
 510-903-2054



A FOCUS ON EXCELLENCE
 We're proud to be one of the nation's leading construction companies — forging new ways to build better.

APPROVED

	Name, Address	Developer	Done	Units	Rent or sale	Market-rate or affordable
60	830 Eddy St.	Build	2019	126	rent	market-rate
61	75 Howard St.	SRE Group Limited, John Buck Co.	2019	118	sale	market-rate
62	2177 Third Street Apartments	Align Real Estate	2019	114	sale	market-rate
63	4840 Mission St.	Bridge Housing Corp.	December 2020	114	rent	affordable
64	Parcel O, 455 Fell St.	Mercy Housing & SFHDC	January 2019	108	rent	affordable
65	Hunters View Phase III, Middle Point Road and Fairfax Avenue	John Stewart Co., Ridge Point & Devine & Gong	2019	100	rent	affordable
66	998 Harrison St.	Workshop1	2019+	100	rent	market-rate
67	1296 Shotwell St.	MEDA and Chinatown Community Development Center	2019+	94	rent	affordable
68	Potrero Block B, 1845 Connecticut St.	Bridge Housing Corp.	March 2020	91	rent	affordable
69	490 South Van Ness Ave.	Bridge Housing Corp. and Mission Housing Development Corp.	June 2021	89	rent	affordable
70	101 Hyde St.	Costa Brown Architecture	2019	85	rent	market-rate
71	95 Laguna St.	Mercy Housing California	2019+	79	rent	affordable
72	2290 Third St.	DM Development	2018	71	For sale	market-rate
73	555 Howard St.	Pacific Eagle Holdings, a division of Great Eagle Holdings Ltd.	2019+	69	sale	market-rate
74	Sunnydale Parcel Q	Mercy Housing California	2019+	55	rent	affordable
75	735 Davis St.	Bridge Housing Corp. and John Stewart Co.	December 2019	54	rent	affordable

PLANNED

	Name, Address	Developer	Done	Units	Rent or sale	Market-rate or affordable
76	Pier 70 residential	Forest City	Phase over 10 years	1,100-2,150	rent	market-rate and 30% affordable
77	Mission Rock, Seawall Lot 227 and Pier 48	SWL 337 Associates LLC (S.F. Giants)	2022+	1,500	TBD	both
78	India Basin, 770 Innes Ave.	Build	15+ year build-out	1,240	TBD	market-rate
79	Potrero Power Plant	District Development	2020-2030	1,000	TBD	market-rate
80	Student Housing, 198 McAllister St./50 Hyde St.	UC Hastings College of the Law and UCSF	2022-2027	970	rent	market-rate
81	10 South Van Ness	Crescent Heights	2020	855		rent
82	Transbay Block 4 (conceptual)	Hines, Goldman Sachs and Urban Pacific	2020+	600	both	both
83	USF housing, Parker and Golden Gate Avenues (600 beds, not units)	USF, The Sobrato Organization	2019+	600	rent	market-rate
84	CCA housing (500 beds, not units), 188 Hooper St.	California College of the Arts	2018+	600	rent	market-rate
85	3333 CalSF, 3333 California St.	Prado Group and SKS Partners		558	TBD	market-rate
86	1629 Market St.	Strada Investment Group	2019+	554	TBD	both
87	1500 Mission St.	Related California	n/a	540	rent	both
88	Kirkham Heights, 5th and Kirkham	Westlake Urban, Transform Urban	2018+	460	rent	market-rate
89	655 4th St. (The Creamery site)	Tishman Speyer	2019+	449	TBD	market-rate
90	30 Otis St.	Align Real Estate	Q3 2020	406	TBD	market-rate
91	330 Townsend St.	CIM Group	2019+	374	TBD	market-rate
92	1979 Mission St.	Maximus Real Estate Partners	2019+	331	rent	market-rate
93	One Oak, 1540 Market St.	Build	November 2020	304	TBD	For sale
94	98 Franklin St.	French American School	TBD	301	TBD	market-rate
95	1481 Post St.	Adco	2019+	262	sale	market
96	206 5th St.	Tenderloin Neighborhood Development Corp. (TNDC)	2022	237	rent	both
97	145 Leavenworth St. and 361 Turk St.	Forge Land Co.	2020+	231	rent	market-rate
98	Blanken Avenue, 2201 Bayshore Blvd.	Martin Building Co.	2020+	205	rent	market-rate
99	921 Howard St.	TNDC and Tishman Speyer	2021	205	rent	affordable
100	1270 Mission St.	AGI Avant Housing	2017+	200	TBD	market-rate
101	Transbay Parcel F	Hines, Goldman Sachs and Urban Pacific	2020+	175	TBD	market-rate
102	SFUSD teacher housing, 1360 43rd Ave.	SFUSD, City of San Francisco	2022	150	rent	affordable
103	600 Van Ness Ave.	Golden Gate Van Ness LLC	2019+	150	TBD	market-rate
104	250 Laguna Honda Blvd.	Christian Church Homes	2020+	149	rent	Affordable
105	1990 Folsom St.	Tenderloin Neighborhood Development Corp., MEDA	2021	144	rent	Affordable
106	Mission Bay Block 6W	Mercy Housing California	Late 2020	140	rent	Affordable
107	Student housing, 200 Van Ness Ave.	Conservatory of Music, Equity Community Builders	2020	140	rent	market-rate
108	Candlestick 10A	Tenderloin Neighborhood Development Corp.	December 2019	140	rent	Affordable
109	681 Florida St. (2070 Bryant)	Tenderloin Neighborhood Development Corp., MEDA	2024	130	rent	Affordable
110	500 Turk St.	Tenderloin Neighborhood Development Corp.	2020+	122	rent	Affordable
111	550 O'Farrell St.	Sandhill O'Farrell LLC	TBD	115		market-rate
112	Metropolis Condominiums, 25 Mason St.	APIC	APIC	109	TBD	market-rate
113	65 Ocean Ave.	Presidio Bay Ventures	2019+	105	rent	market-rate
114	1200 Van Ness Mixed Use, 1200 Van Ness Ave.	Peach Development	2019+	96	sale	market-rate
115	Upper Yard at Balboa Park BART	Related California and Mission Housing Development Corp.	2020+	90	rent	affordable
116	2918 Mission St.	Robert Tillman, RRT Partners LLC	TBD	75	TBD	market-rate
117	Casa de la Misión, 3007 24th St.	Mercy Housing California	Fall 2020	45	rent	affordable